

MEMO

DATE: January 4, 2007

TO: Community, Economic & Human Development Committee

FROM: Lynn Harris, Division Manager, Community Development 213 236 1875
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SUBJECT: Regional Housing Needs Assessment (RHNA) 2007 Appeals Schedule

BACKGROUND:

The Appeals Schedule reflects CEHD direction for a 30-day formal filing period that starts two weeks after the draft Housing Allocation Plan is approved and distributed region wide.

Reviewed by:


Division Manager

Reviewed by:

Department Director

Reviewed by:

Chief Financial Officer

RHNA Appeals Timeline
RHNA Housing Need Allocation Plan Timeline
January 2007- June 2008

Jan 11, 2007	Second public hearing regarding final methodology. This will focus on presenting final methodology, subregional workshop results, and policy recommendations.
Jan 31	Deadline for subregions to accept delegation
Feb 1	CEHD and RC approves final integrated forecast with 4 variables and final RHNA methodology and adopts draft RHNA allocation plan.
Feb 15	Start of the 30-day period to file appeals.
Mar 16	Last day for jurisdictions to file appeals based on AB 2158 factors, methodology, or changed circumstances.
Mar 26	Deadline for SCAG to notify jurisdictions of a public hearing for their appeal (within 10 days of end of filing period).
Mar 30	Submit status report to state pursuant to Pilot Program.
Apr 25-30	Public hearings held for appealing jurisdictions. The hearings will be held between the 30 th and 35 th days from the date of SCAG's notification.
May 10	End of the appeals process with decisions by Appeals Board rendered; staff to begin preparing final RHNA allocation. Alternative distribution and transfers may occur until SCAG adopts a final housing need allocation plan.
Jun 5	SCAG notifies jurisdictions 30 days in advance of the public hearing for the final adoption of the final RHNA allocation.
Jun 7	SCAG issues a proposed final allocation plan based on appeals and input received. This must occur within 45 days of the end of the appeals filing and hearing process, so the last day technically is June 18.
July 5	SCAG holds a public hearing to adopt the final housing need allocation plan. This must occur within 45 days of issuance of the proposed final allocation plan.
July 6	SCAG submits its final housing need allocation plan to HCD.
Sept 4, 2007	Deadline for final adoption of the Housing Allocation Plan by HCD.
Jun 30, 2008 (statutory)	Due date for jurisdictions in the SCAG Region to submit revised Housing Elements to HCD.

Note: Timelines are per SCAG Pilot Program and existing state law.